006.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	896,400 / 896,400
					USE VALUE:	896,400 / 896,400
					ASSESSED:	896,400 / 896,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARGOLIS ZOYA/ TRUSTEE
Owner 2:	ZOYA MARGOLIS TRUST
Owner 3:	
Street 1:	115 NORTH PEYTON ST
Street 2:	
Twn/City:	ALEXANDRIA
St/Prov:	VA Cntry: Own Occ: N
Postal:	22314 Type:

PREVIOUS OWNER

Owner 1:	MARGOLIS ZOYA/ TRUSTEE -
Owner 2:	ZOYA DICAPRIO TRUST -
Street 1:	115 NORTH PEYTON ST
Twn/City:	ALEXANDRIA
St/Prov:	VA Cntry:
Postal:	22314

NARRATIVE DESCRIPTION

This parcel contains 3,213 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 2897 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3213.000	480,000	3,300	413,100	896,400
Total Card	0.074	480,000	3,300	413,100	896,400
Total Parcel	0.074	480,000	3,300	413,100	896,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.42 | /Parcel: 309.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 5871
GIS Ref:
GIS Ref:
Insp Date: 10/21/17

!618!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	480,000	3300	3,213.	413,100	896,400	896,400	Year End Roll	12/18/2019
2019	104	FV	372,800	3300	3,213.	438,900	815,000	815,000	Year End Roll	1/3/2019
2018	104	FV	372,800	3800	3,213.	320,200	696,800	696,800	Year End Roll	12/20/2017
2017	104	FV	350,300	3800	3,213.	278,900	633,000	633,000	Year End Roll	1/3/2017
2016	104	FV	350,300	3800	3,213.	237,500	591,600	591,600	Year End	1/4/2016
2015	104	FV	313,300	3800	3,213.	232,400	549,500	549,500	Year End Roll	12/11/2014
2014	104	FV	313,300	3800	3,213.	191,100	508,200	508,200	Year End Roll	12/16/2013
2013	104	FV	325,500	3800	3,213.	181,800	511,100	511,100		12/13/2012

PRINT

Date	Time
12/10/20	16:22:15

LAST REV

Date	Time
05/28/20	11:41:16

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 618

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARGOLIS ZOYA/	74644-366	1	5/11/2020	Convenience	1	No	No		
DICAPRIO ZOYA,	63163-370		1/10/2014	Convenience	1	No	No		
DICAPRIO PAUL N	60412-322		11/5/2012	Estate/Div		No	No		
DICAPRIO PAUL N	49163-404		3/22/2007	Family	1	No	No		
GIULIANO ROCCO-	22385-318		9/11/1992		218,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2018	1112	New Wind	1,164	C				
11/28/2003	1024	Re-Roof	10,300					
2/21/1997	75	Manual	1,600					REBUILD STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2019	Mail Update	MM	Mary M
10/21/2017	MEAS&NOTICE	HS	Hanne S
1/30/2009	Measured	345	PATRIOT
1/29/2009	Info By Phon	345	PATRIOT
8/8/2005	Fieldrev-Chg	BR	B Rossignol
4/29/2000	Inspected	243	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	5871
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3213		Sq. Ft.	Site		0	80.	1.61	1									413,112						413,100	

Total AC/HA: 0.07376 | Total SF/SM: 3213 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 413,112 | Spl Credit | Total: 413,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.19067967
Const Adj.:	0.99000001
Adj $ / SQ:	200.391
Other Features:	136500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652122
Depreciation:	172160
Depreciated Total:	479962

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

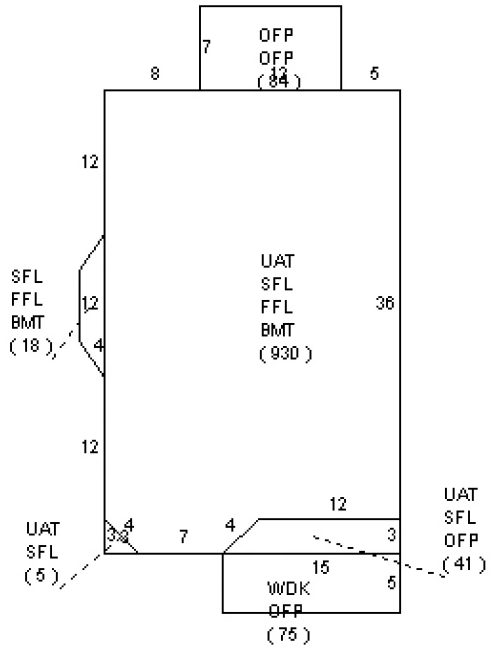
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
1	4	1	1
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	200.39
Special Features:	0	Val/Su Net:	137.42
Final Total:	480000	Val/Su SzAd	247.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	994	200.390	199,189
BMT	Basement	948	89.420	84,775
FFL	First Floor	948	200.390	189,971
OFP	Open Porch	284	22.090	6,273
UAT	Upper Attic	244	140.270	34,227
WDK	Deck	75	15.840	1,188

Net Sketched Area:	3,493	Total:	515,623
Size Ad	1942	Gross Are	4225	FinArea	2897
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	104			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc